

**Becker County Planning Commission**  
**August 8th, 2016**

**Members Present:** Vice Chairman John Lien, Harry Johnston, Ray Thorkildson, County Commissioner Larry Knutson, Jim Kovala, Bob Merritt, Mary Seaworth, Dave Blomseth, Jeff Moritz and Zoning Technician Julene Hodgson. Chairman Jim Bruflodt, Mary Seaberg and Jim Kaiser were absent.

Vice Chairman Lien called the Planning Commission meeting to order at 7:00 pm. Zoning Technician Julene Hodgson recorded minutes. Intros were given.

Vice Chairman Lien explained the protocol for the meeting and stated that the recommendations of the Planning Commission would be forwarded to the County Board of Commissioners for final action on August 16th, 2016.

Kovala made a motion to approve the minutes for July 12th, 2016. Blomseth seconded. The motion passed unanimously.

**Old Business:**

**FIRST ORDER OF BUSINESS: APPLICANT: Verizon Wireless** on Becker County tax forfeited property Lessee: SBA Communications Corp 8051 Congress Ave Boca Raton, FL 33487 **Project Location:** (N of) E Bad Medicine Lk Rd **LEGAL LAND DESCRIPTION:** 127024000 Forest Township SW1/4 NW1/4 EX 4.17 AC FOR HWY, Section 03, TWP 142, Range 37 **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Conditional Use Permit for a 310' communication tower to include fence, equipment platform with cabinets, transformer and equipment for essential services. The proposal is on a leased area of 100'x100' on tax-forfeited property.

Alex Novak on behalf of Verizon Wireless explained the application to the Board. The application had previously come before the Board but on a different piece of property that deemed not an appropriate location due to Verizon wanted to get further from Bad Medicine lake. Currently leases have a 10 year limit on tax forfeited land. The County moved to remove the parcel from the tax forfeited status so they could lease an area for a longer time. Novak commended Mary Hendrickson and Steve Skoog for working with Verizon to create a lease area. The proposed tower will be 296' tall with the lightning rod to create a 310' overall height for the tower. The tower will be capable of carrying 3 other tenants and it is marketed to other providers. The lease area will be 100'x100' with the tower and equipment taking up 65'x65' within the compound area. The tower will be located 192' from State Hwy 113 right of way. There is a letter from Sabre Industries explaining that the towers are designed to collapse at the halfway mark which would be 150'. Kovala asked if approved when the project would start to which Novak stated this is a high priority site for Verizon and if approved the project would start construction right away. Merritt asked a question regarding coverage to which Novak stated the coverage will fill in the gap for the properties located south of the proposed tower also.

46 Bill Haggerty voiced concern regarding numerous towers being constructed and an  
47 example of Hubbard County having two towers close together. Hodgson referred to the  
48 Ordinance where it states towers should be located a minimum of a two (2) mile radius of  
49 one another unless certain circumstances apply- a Co-location effort must apply to all  
50 applications. Hodgson stated there are letters of applications and acceptance in the file  
51 from: the Historical Society, FAA notice of proposed construction acceptance, Affidavit  
52 of Publication, Becker County Board of Commissioners Resolution, Entry and Testing  
53 Agreement, Sabre Industries letter explaining design standards and Federal  
54 Communications Commission filing submittal paperwork. Hodgson explained to the  
55 Board that although there are two wetlands located 2300' and 850' from the proposed  
56 tower- the wetlands are not currently shoreland classified- therefore the tower is not  
57 required to meet the 2640' setback from these nonclassified wetlands. Two letters on file  
58 were read to the Board by Hodgson. Barb and Rolf Christiansen voiced concerns  
59 regarding: requesting to camouflage towers- more as in a pine tree look, questioned the  
60 wetlands located by the site and other cell phone towers regarding co-location efforts.  
61 Letter against the application from Rick Meide stating the request is still too close to the  
62 lake, very invasive regarding view, fear it will downgrade property values and a possible  
63 human health risk. Meide stated he would be willing to donate \$100,000 to have the  
64 tower located further away from the lake. At this time, testimony was closed.

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66 Vice Chairman Lien opened the matter for discussion by the Board.

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68 Thorkildson stated the application meets the requirements of the Ordinance. Thorkildson  
69 noted that this was a well represented effort to make a site available for lease for the  
70 proposed tower.

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72 **MOTION: Thorkildson made a motion to approve a Conditional Use Permit for a**  
73 **310' communication tower to include fence, equipment platform with cabinets,**  
74 **transformer and equipment for essential services as submitted due to the request**  
75 **meets the criteria of the Ordinance. Blomseth seconded. All in favor. Motion**  
76 **carried.**

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78 **New Business:**

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80 ~~**FIRST ORDER OF BUSINESS: APPLICANT: Robert & Virginia Briard 38501 Co**~~  
81 ~~**Hwy 56 Frazee, MN 56544 Project Location: 38501 Co Hwy 56 LEGAL LAND**~~  
82 ~~**DESCRIPTION: 150213000 Height of Land NE1/4 LESS E 1AC NE1/4 NE1/4; FRAC**~~  
83 ~~**SE1/4; SE1/4 NW1/4; GOVT LOT 3, Section 22, TWP 139, Range 39 APPLICATION**~~  
84 ~~**AND DESCRIPTION OF PROJECT: Request a Conditional Use Permit to put a third**~~  
85 ~~**dwelling on a 397.15 acre parcel to be occupied by a grandson who is engaged in the day**~~  
86 ~~**to day farming operations. \*\*\*Applicant withdrew request**~~

87 **08/04/16.** Hodgson announced to the Board that the applicant withdrew their  
88 application. The owners decided to create a separate lot of record for a dwelling.

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90 **SECOND ORDER OF BUSINESS: APPLICANT: Justin Aschnewitz 39600 State**  
91 **Highway 87 Frazee, MN 56544 Project Location: 39600 State Highway 87 AND 40545**

92 State Hwy 87 **LEGAL LAND DESCRIPTION:** 290146000 and 290149001 Silver Leaf  
93 Township 290146000 PT W1/2 OF NE1/4, BEG 1634.54' W OF E QTR 23-138-39 AND  
94 29.0149.001 WEST 500' OF NORTH 1375.50' OF SE1/4 AKA TRACT A 24-138-039,  
95 Section 23, TWP 138, Range 39 and Section 24, TWP 138, Range 39. **APPLICATION**  
96 **AND DESCRIPTION OF PROJECT:** Request an After the Fact Conditional Use  
97 Permit for sawmilling of logs, building of pallets, sale of firewood and processing of  
98 firewood in an Agricultural Zone. **\*\*This constitutes Industrial use of land or buildings**  
99 **for production, manufacturing, warehousing, storage and transfer of goods. Includes retail**  
100 **sales of manufactured or warehoused products.**

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102 Hodgson introduced the application and reminded the Board the applicant wishes for the  
103 request to be on both properties as submitted.

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105 Justin Aschnewitz explained the application to the Board. He is constructing pallets for a  
106 company out of Minneota and was unaware a Conditional Use Permit is required for this  
107 type of use to occur on the properties. Aschnewitz confessed he was un-educated and is  
108 still learning regarding the business part of his venture and appreciated the guidance he  
109 received from the Zoning office. Aschnewitz stated for now the Minneota company  
110 brings the material to him, he builds the pallets and then they are sent back. Aschnewitz  
111 stated he is doing this on a part-time basis but hopes he can venture into full time  
112 eventually. The request is for both properties due to Aschnewitz is using the property to  
113 the south for storage at this point and would like to eventually build a new home and  
114 move the business to that parcel at that time.

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116 No one spoke for or against the application. There was no written correspondence either  
117 for or against the proposal. At this time, testimony was closed.

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119 Vice Chairman Lien opened the matter for discussion by the Board.

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121 Kovala noted the project is far enough off of Co Hwy 87, both properties are larger  
122 properties and feels the request would not be detrimental to the area.

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124 There was no further discussion by the Commission.

125 **MOTION: Kovala made a motion to approve an after the fact Conditional Use**  
126 **Permit for sawmilling of logs, building of pallets, sale of firewood and processing of**  
127 **firewood due to the request would not be detrimental to the surrounding area. The**  
128 **approval was granted on both proposed parcels as submitted. Thorkildson**  
129 **seconded. All in favor. Motion carried.**

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131 **THIRD ORDER OF BUSINESS: Informational Meeting:** The next informational  
132 meeting is scheduled for Wednesday, September 7th, 2016 at 8:00 am in the Third Floor  
133 Meeting Room of the Original Courthouse.

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135 Since there was no further business to come before the Board, Kovala made a motion to  
136 adjourn. Thorkildson seconded. Motion carried. The meeting adjourned.

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John Lien, Vice Chairman

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Jeff Moritz, Secretary

ATTEST \_\_\_\_\_  
Julene Hodgson, Zoning Technician